KILROY

OYSTER POINT

PHASE 2

KILROY Where Innovation Works

THE FUTURE OF SCIENCE HAS A WATERFRONT ADDRESS

Welcome to Kilroy Oyster Point—where innovation meets the water's edge, this next phase introduces three brand-new, state-of-the-art buildings totaling approximately 865,000 square feet in the heart of South San Francisco, the birthplace of biotech. Purpose-built for discovery, this premier campus expansion offers flexible lab and office spaces, world-class infrastructure, and an unmatched suite of amenities—all designed to empower the next generation of breakthroughs.

~865,000 sq. ft.
3 Buildings
7-8 Stories

~43,000 sq. ft.
Large, Open
Floor Plates

16' HEIGHT
Typical Floor-to-Floor Height
Ground floor is 20'

2025
Year Built

See Campus Video >

CAMPUS OVERVIEW

Waterfront Campus

PHASE 1

~656,000 sq. ft.; 3 Buildings; 5-7 stories

100% Leased

PHASE 2

~865,000 sq. ft.; 3 Buildings; 7-8 stories

Actively Leasing

PHASE 3

~700,000 sq. ft.; 2 Buildings; 6-7 stories

Coming Soon

PHASE 4

~700,000 sq. ft.; 2 Buildings; 6-7 stories

Coming Soon

PHASE 5, FUTURE PATH TO GROWTH

~700,000 sq. ft. each; 2 Buildings

TOTAL OPPORTUNITY
~50 ACRES & ~3.6MM SF ACROSS 12 BUILDINGS

BUILDINGS TO SUPPORT ANY TYPE OF INNOVATION

Building Specs

22’ x 33’
Typical Column Spacing

70:30
Lab/Office Life Sciences Warm Up

LEED
Gold Designation

125 LBS / SF
Significant Floor Load Capacity

(1) 5000 amp
Generator per building

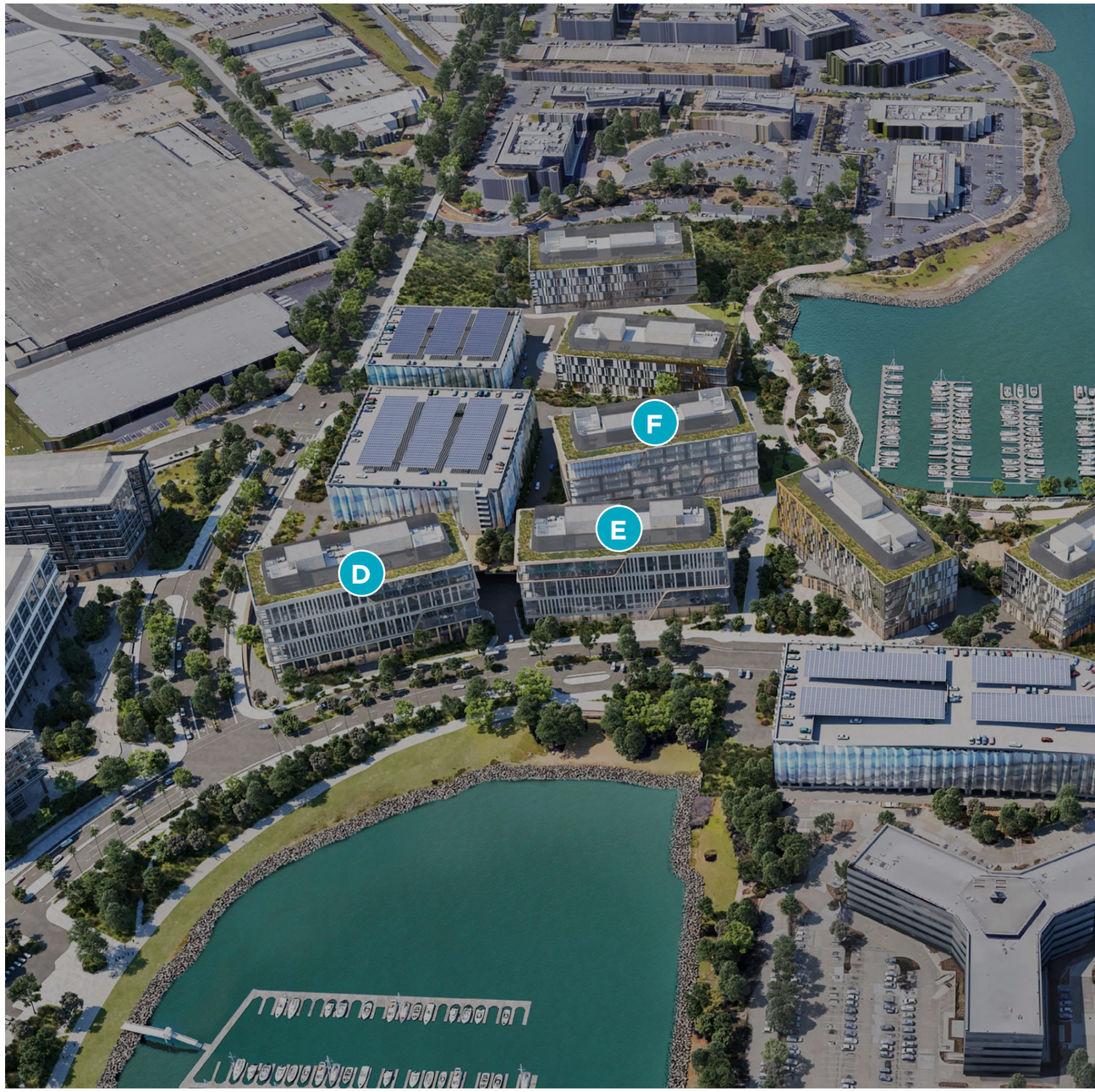
2
Loading Bays per Building

(2) 5,000 LB
Freight Elevators per Building

2.5 / 1,000
Parking Ratio

+/-5,000 MIPS
Superior Vibrational Performance

EV Chargers
2% of all Parking



AVAILABLE SPACE

FLOOR	SUITE	RSF	AVAILABLE
BUILDING D			
1ST	ENTIRE FLOOR	18,138 RSF	NOW
2ND	ENTIRE FLOOR	42,971 RSF	NOW
3RD	ENTIRE FLOOR	42,971 RSF	NOW
4TH	ENTIRE FLOOR	42,971 RSF	NOW
5TH	ENTIRE FLOOR	42,971 RSF	NOW
6TH	ENTIRE FLOOR	42,971 RSF	NOW
7TH	ENTIRE FLOOR	42,971 RSF	NOW
8TH	ENTIRE FLOOR	42,971 RSF	NOW
BUILDING F			
3RD	350 (SPEC SUITE)	20,054 RSF	NOW
5TH	550	15,447 RSF	NOW
6TH	ENTIRE FLOOR	44,199 RSF	NOW
7TH	ENTIRE FLOOR	44,199 RSF	NOW

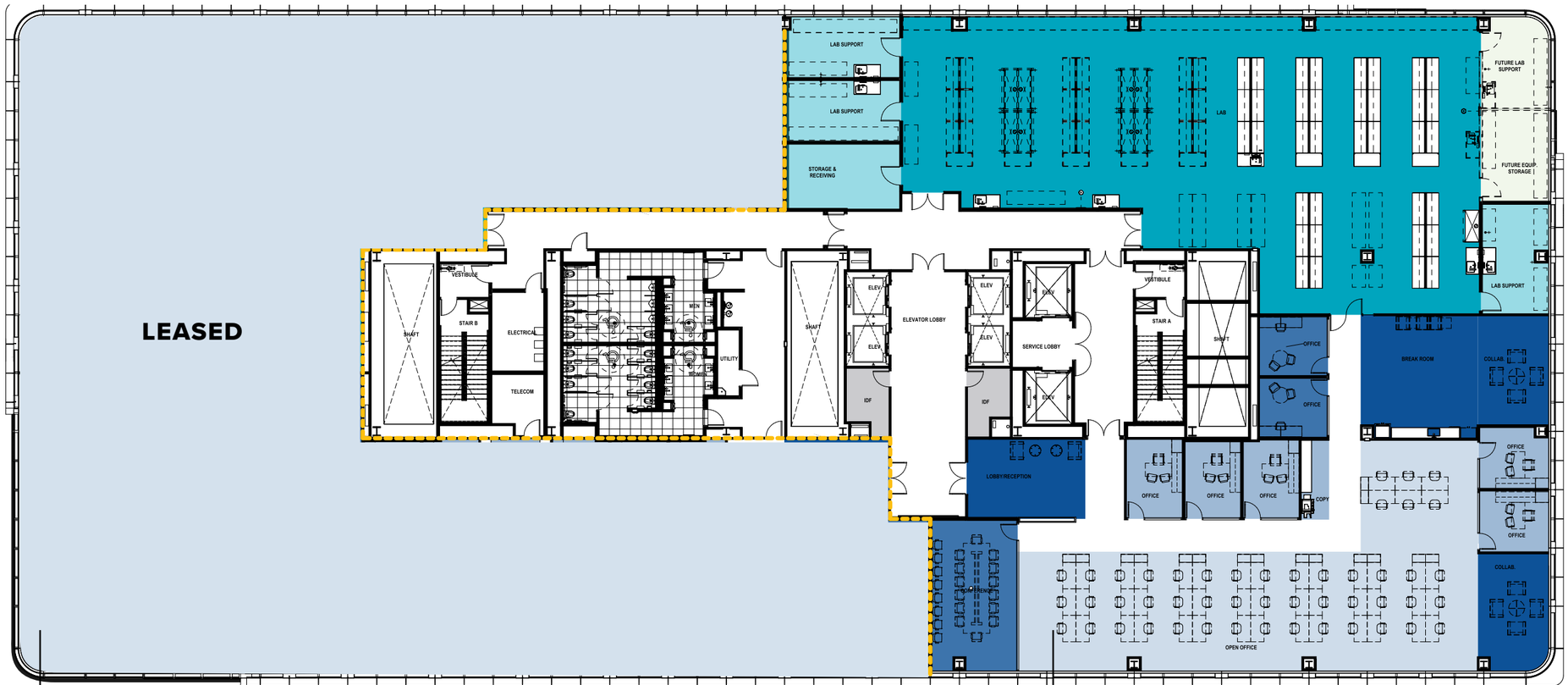
BUILDING F
LEVEL 3 SPEC SUITE

50% LAB / 50% OFFICE

KEY

Spec

Potential



TENANT A | LEASED

TENANT B | 20,054 RSF

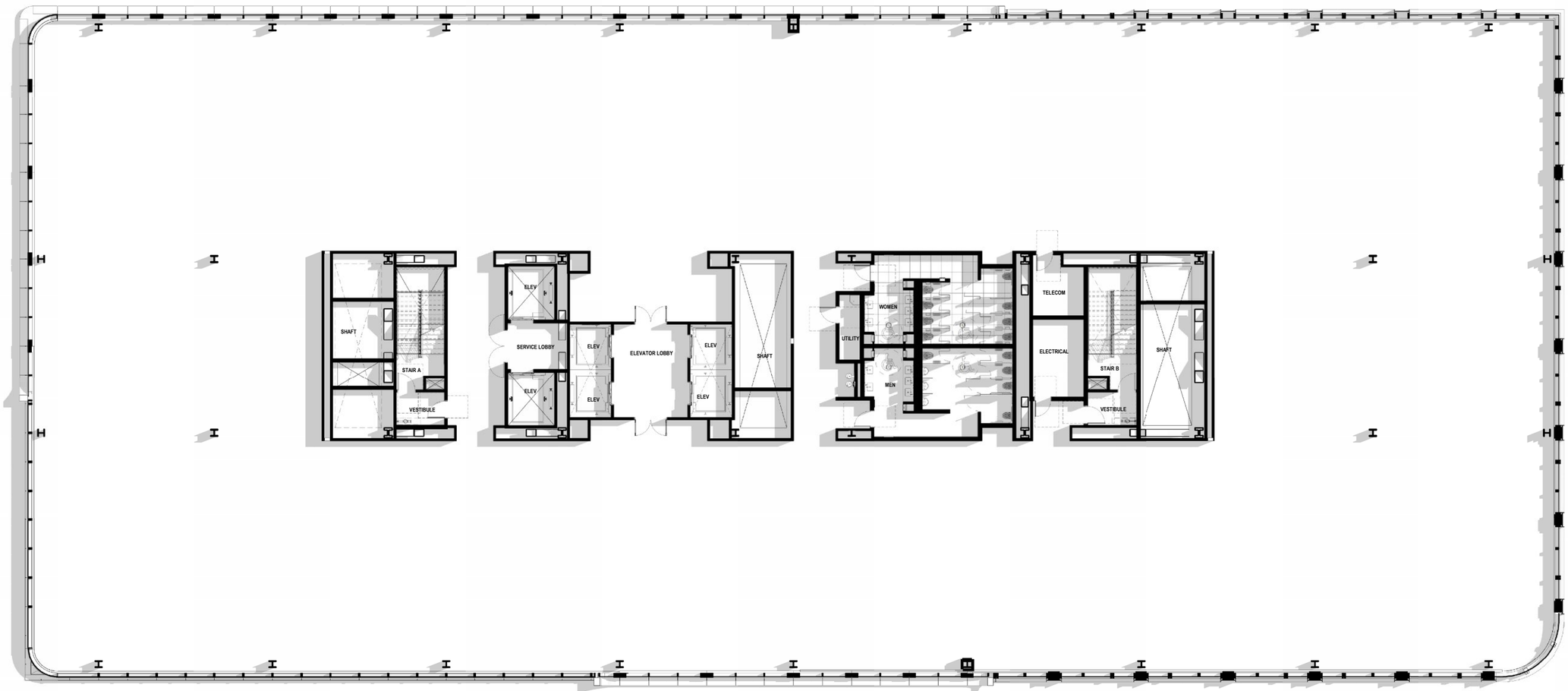
Lab Benches	6
Workstations	48
Private Offices	5
Conference Rooms	1
Kitchen/Break Room	1
Collaboration Area	1
Huddle Room	2

SPEC LABS

SPEC LABS

SPEC LABS

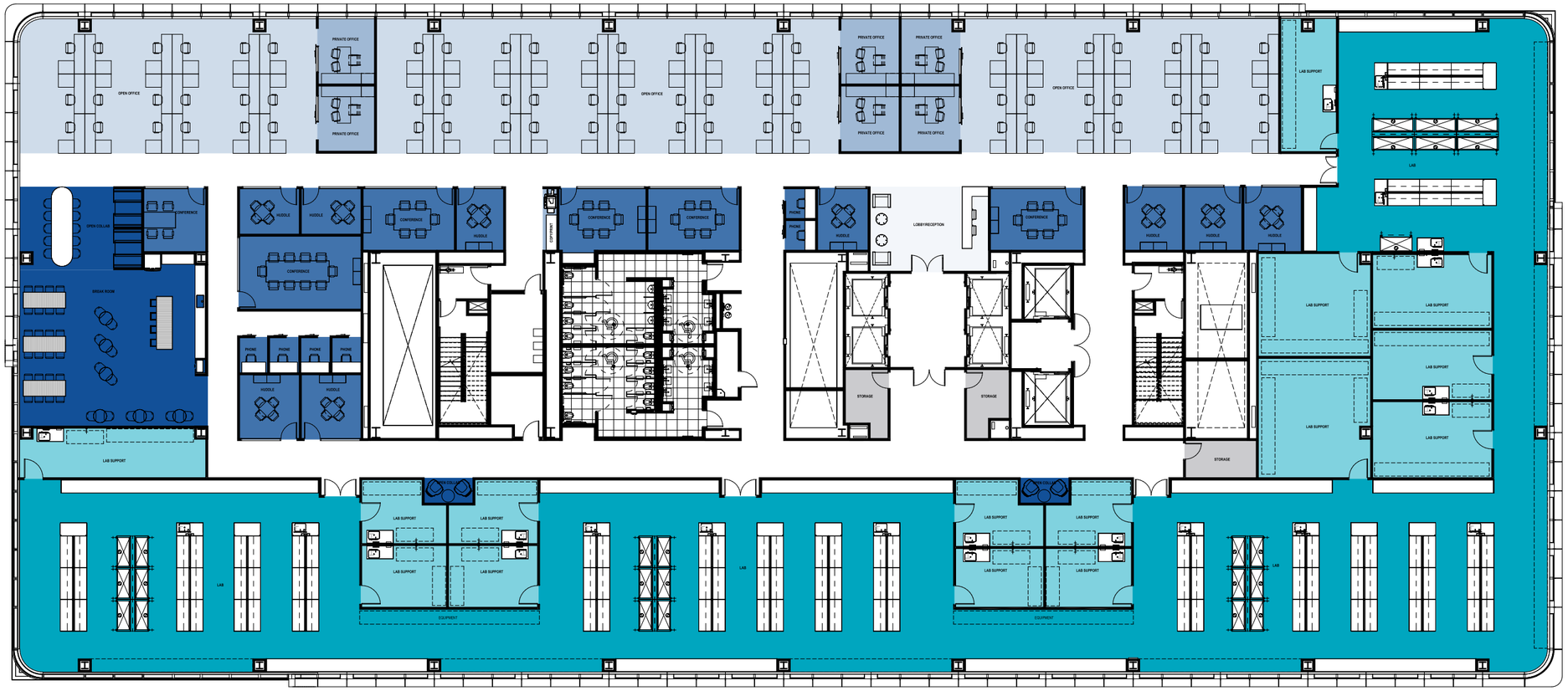
TYPICAL FLOORPLATE



HYPOTHETICAL TEST FIT

60% LAB / 40% OFFICE

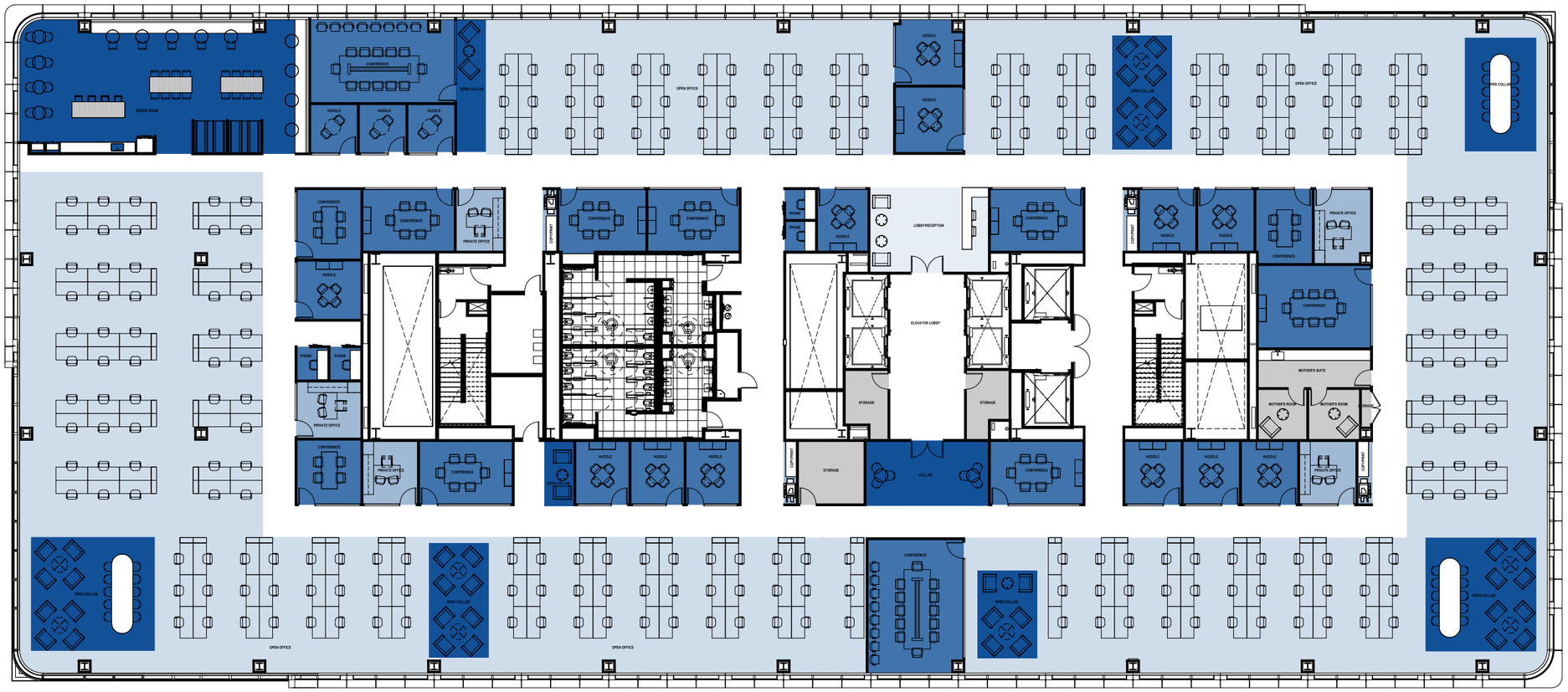
Lab Benches	16
Workstations	69
Private Offices	6
Conference Rooms	6
Kitchen/Break Room	1
Collaboration Area	2
Huddle Rooms	9
Phone Booth	6



HYPOTHETICAL TEST FIT

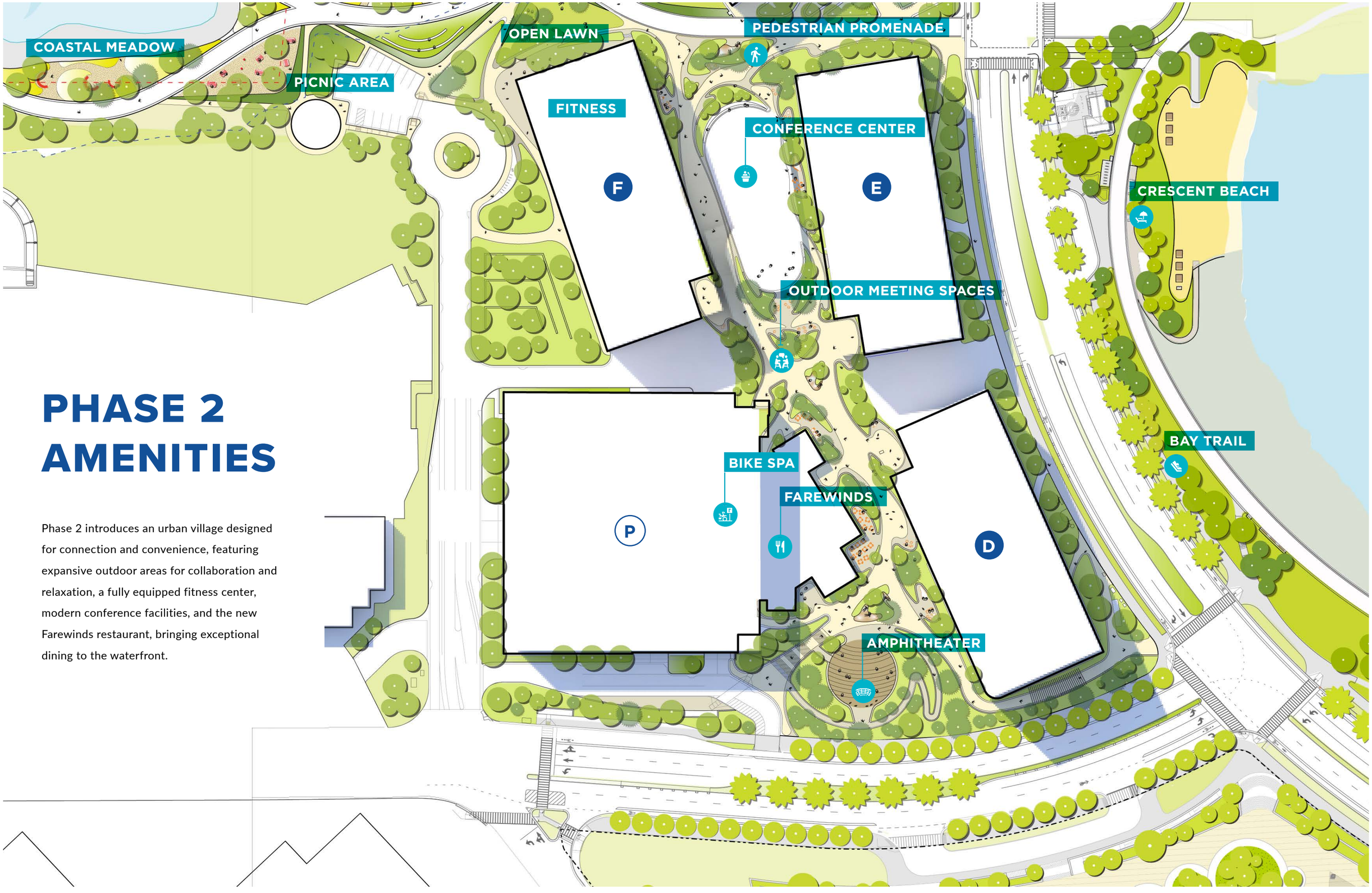
100% OFFICE

Workstations	240
Private Offices	5
Conference Rooms	12
Kitchen/Break Room	1
Collaboration Area	9
Huddle Rooms	15
Phone Booth	4



PHASE 2 AMENITIES

Phase 2 introduces an urban village designed for connection and convenience, featuring expansive outdoor areas for collaboration and relaxation, a fully equipped fitness center, modern conference facilities, and the new Farewinds restaurant, bringing exceptional dining to the waterfront.

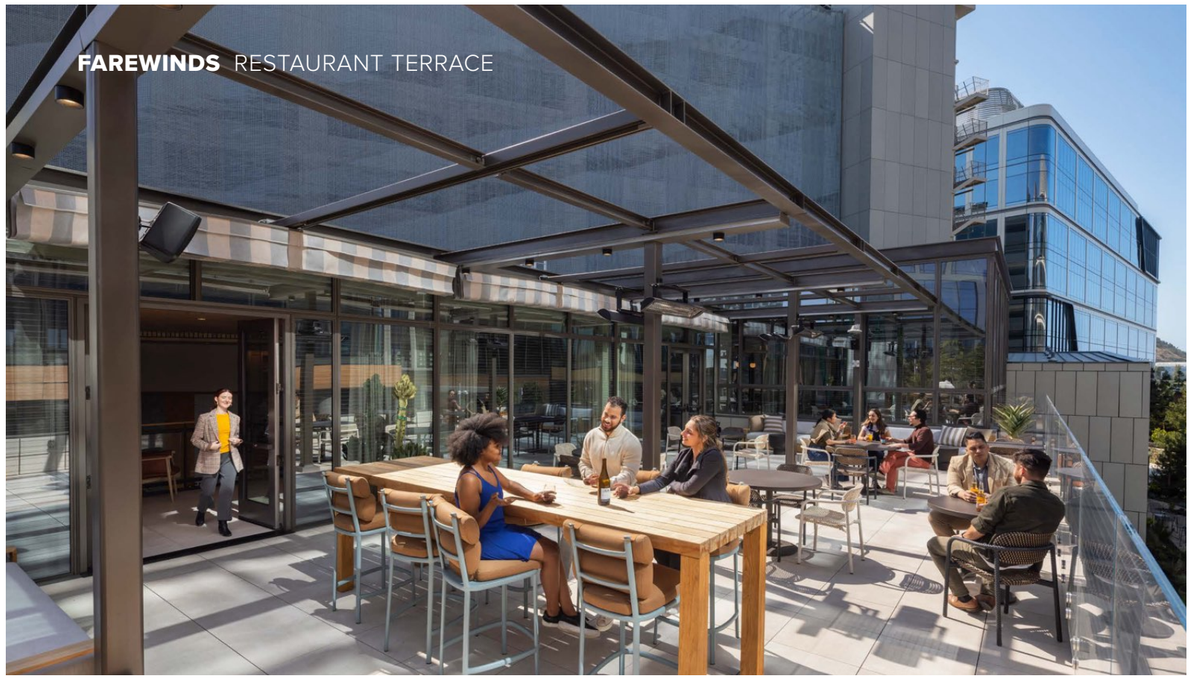


AMPHITHEATER AND PROMENADE

CONFERENCE CENTER

FAREWINDS RESTAURANT & CAFE

FAREWINDS RESTAURANT DINING



FAREWINDS RESTAURANT TERRACE

FAREWINDS GRAB AND GO MARKET

FAREWINDS LOUNGE

FLEXIBLE MEETING SPACES

FITNESS CENTER

OUTDOOR COLLABORATION SPACES

More than a building—

THE KILROY EXPERIENCE

Kilroy Realty is a leading West Coast real estate company focused on creating sustainable, high-quality workplaces that support tenant well-being and contribute positively to the environment and community.

SUSTAINABLE, INNOVATIVE DESIGN

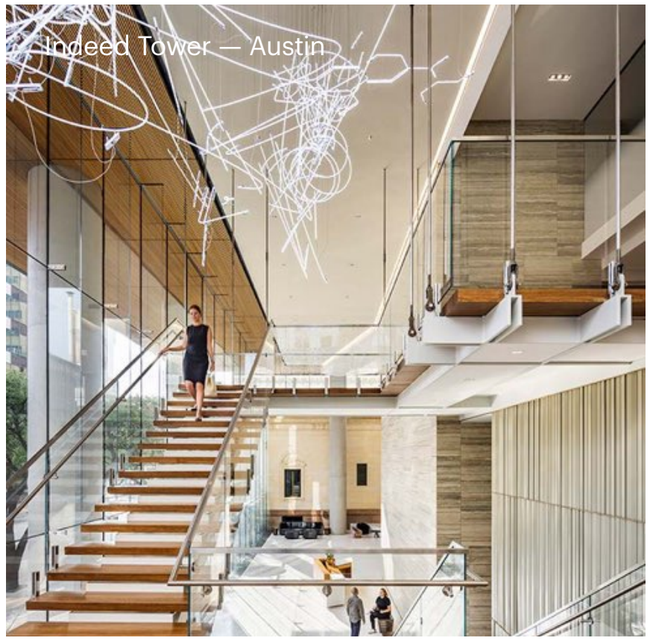
Kilroy properties emphasize sustainable design and practices, aligning with tenants' environmental goals.

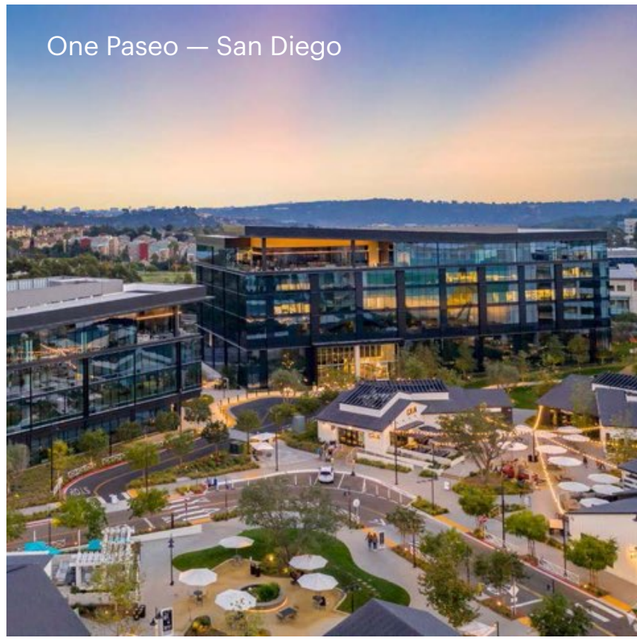
Buildings feature top-tier amenities, along with retail, public art, and community spaces, creating dynamic environments for work and leisure.

TENANT-FOCUSED MANAGEMENT

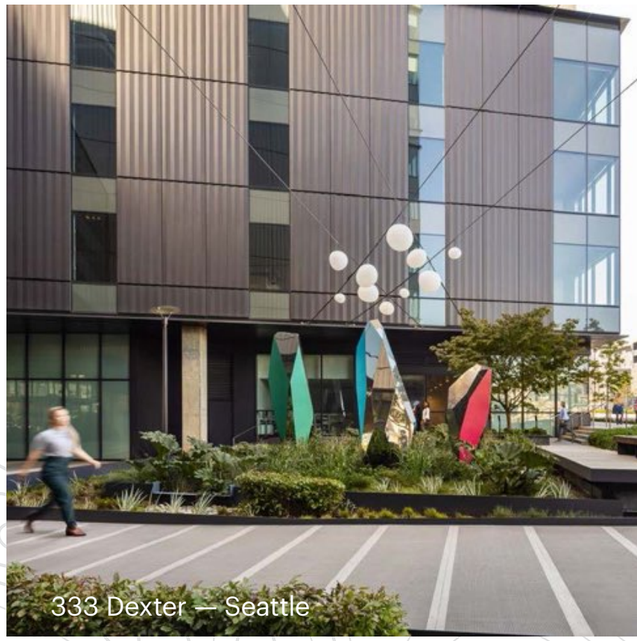
Kilroy's property management approach includes sustainability-focused programs and proactive support to enhance tenants' experience.

Workspaces are designed to promote employee well-being and foster a sense of community, making them attractive to companies in tech, media, life sciences, and other innovative industries.


Indeed Tower — Austin


One Paseo — San Diego

On Vine — Hollywood


333 Dexter — Seattle

KILROY IS DRIVING ENVIRONMENTAL PROGRESS THROUGH DESIGN AND OPERATIONS.

Kilroy differentiates itself through an unmatched focus on sustainability and wellness. Kilroy properties are designed to the highest standards, with numerous LEED and WELL certifications, carbon-neutral operations since 2020, and extensive energy efficiency initiatives.

Our sustainability efforts are broad, and include a focus on energy, carbon, water, waste, health & wellness, and stakeholder engagement. We identify climate change as both a risk and an opportunity to our business and we build these factors into our strategy and risk management efforts. Our sustainability programs contribute to long-term value creation and help shape our corporate strategy.

This commitment to green practices positions Kilroy as a leader in environmentally responsible real estate.

Learn more: kilroyrealty.com/sustainability

SUSTAINABILITY ACHIEVEMENTS

& ACCOLADES

Carbon Neutral Operations
Kilroy has achieved carbon neutral operations across our portfolio since 2020

Best in Building Health
Fitwel Exellence Award, Most Certifications of All Time, 2019-2022

Energy Star
Partner of the Year, 2014-2024
Sustained Excellence, 2016-2024

Newsweek
Listed on America's Most Responsible Companies, 2020-2025

GRESB
5-Star Designation for Standing Assets & Development, 2015-2024

Green Lease Leaders
Leader, 2014-2024
Gold Level, 2018-2024
Champion of the Decade, 2024

US EPA Green Power Partnership
National Top 100 Green Power User, 2021-2024

Bloomberg Gender- Equality Index
Member, 2020-2023

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